



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 14, 2017
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.centurygardenscdd.org

786.347.2711 Telephone

877.SDS.4922 Toll Free

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AGENDA
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
The Mater Gardens Academy Charter School - Cafeteria
9010 NW 178th Lane
Miami, FL 33018
REGULAR BOARD MEETING
March 14, 2017
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Declare a Vacancy and Seat New Board Members
- D. Re-election of Officers
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. January 5, 2017 Special Board Meeting Minutes.....Page 2
- I. Old Business
 - 1. Update Regarding Lennar Expansion Project
 - 2. Update Regarding Preservation Lake Vegetation and Proposed Treatment of Lake Tract B
- J. New Business
 - 1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 6
 - 2. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories.....Page 21
 - 3. Consider Approval of Special Service Agreement for Fish Stocking.....Page 22
 - 4. Consider Approval of Proposal from Crespo for Addition of Coco Plums along Lake Tracts and for Hurricane Trimming Administrative Matters.....Page 23
 - 5. Update Regarding Broken Sidewalk at Dry Retention Area
 - 6. Financial Report.....Page 27
- K. Board Members Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays

Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

03/01/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
1 day of MARCH, A.D. 2017

(SEAL)

MARIA MESA personally known to me



**CENTURY GARDENS COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Century Gardens Community Development District will hold Regular Meetings in the Mater Gardens Academy Charter School - Meeting Room, located at 9010 NW 178th Lane, Miami, Florida 33018, at 6:30 p.m. on the following dates:

- March 14, 2017
- April 10, 2017
- May 23, 2017
- September 12, 2017

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenscdd.org

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17-60/0000201290M

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JANUARY 5, 2017**

Note 1: At approximately 6:42 p.m., prior to commencing the Century Gardens Community Development Special Board Meeting (the “District”), Pedro Portela, Director of Land Development; Angel Rodriguez, Land Acquisition Manager; and Alan Rodriguez, Project Manager (all representatives of Lennar Homes, LLC), gave a presentation to the residents in attendance regarding the 10+/-acre Lennar Townhome Project (the “Lennar Project”) that will be taking place in an area adjacent to the northwest portion of the District. Mr. Portela stated that Lennar Homes, LLC would like for the District Board of Supervisors to consider annexing the Lennar Project into the District, thus expanding the boundaries of the District. The addition of the Lennar Project into the District will generate approximately \$30,000 annually to the Districts Operations & Maintenance fund through the proposed assessments that will be levied on the Lennar Project units (86 units). Mr. Portela also stated Lennar Homes, LLC is willing to assist the District with the following improvements requested by Chairman Farhan:

- Enhancement of the existing “Century Gardens” monuments in order to mimic the same design of the Lennar Project;
- Assist in the process of having speed humps installed by Miami-Dade County Public Works; and
- Removing/Replacing the Royal Palms in the medians running along NW 179th Street with a new landscaping arrangement that will be proposed at a later time.

Mr. Portela stated that the District Board and Lennar Homes, LLC will have to meet at an upcoming meeting in order to explain the aforementioned improvements to the community. In addition, the Board will also have to consider a resolution that will approve the annexation of the Lennar Project into the District. The presentation was followed by a Q&A session.

There being no further questions from the residents and staff in attendance, the representatives of Lennar Homes, LLC left the meeting at approximately 7:15 p.m.

Note 2: At approximately 6:42 p.m., Chairman Abraham Farhan joined the presentation by Lennar Homes, LLC via conference call and he dropped off the call at 7:16 p.m., prior to the start of the District Board meeting.

A. CALL TO ORDER

The January 5, 2017, Regular Board Meeting of the Century Gardens Community Development District was called to order at 7:20 p.m. in the Cafeteria of the Mater Gardens Academy Charter School located at 9010 NW 178th Lane, Miami, Florida 33018.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on December 27, 2016, as legally required.

C. ESTABLISH A QUORUM

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JANUARY 5, 2017**

It was determined that the attendance of Vice Chairperson Shirley Villalobos and Supervisors Abel Fernandez and Nildo Ruiz constituted a quorum and it was in order to proceed with the meeting:

Staff in attendance included: District Managers Gloria Perez and Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were Ernesto Diaz of Miami, Florida; Juan Osorio of Miami, Florida; Osvaldo Santiestevez of Miami, Florida; and Carlos Orozco of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA.

There were no comments from the public for items not on the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 1, 2016, Regular Board Meeting

The minutes of the November 1, 2016, Regular Board Meeting were presented for approval.

A **MOTION** was made by Supervisor Fernandez, seconded by Supervisor Ruiz and passed unanimously passed to approve the minutes of the November 1, 2016, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Presentation on 10 Acre Townhome Project

Please see Note 1 above for discussion of this item.

2. Items Requested by Chairman Farhan for Discussion

- **Enhancement of Existing Monuments**

Please see Note 1 above for discussion of this item.

- **Townhome Entrance Monument – What will it look like?**

It was noted that the Lennar Project entrance monument design was not available at this time.

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JANUARY 5, 2017**

- **Consider Expansion of One-Way Road to a Two-Way Road and Installing a Traffic Light at the Junction of 87th Avenue**

This item could not be addressed by Lennar Homes, LLC because they do not own the land adjacent to the intersection of NW 181st Street and NW 87th Avenue.

- **Speed Calming Devices**

Please see Note 1 above for discussion of this item.

- **Possible Development Impact Fee to Leverage Funding to Improve Main Median – Dead Palm Situation**

Please see Note 1 above for discussion of this item.

I. ADMINISTRATIVE MATTERS

Ms. Wald gave a brief explanation regarding the annexation procedures, noting that an ordinance proposing to annex the project and a referendum on the annexation shall be adopted by the governing body of the annexing municipality. The District would need to consider approving a resolution which would annex the Lennar Project into the District. More information regarding the annexation process will be presented at an upcoming meeting.

Mrs. Perez stated that no candidates had qualified for Seats #3, #4 and #5 during the qualifying period for election during the 2016 General Election process for the Century Gardens Community Development District. Said Seats are currently held by Mr. Fernandez (Seat #3), Mr. Ranaudo (Seat #4) and Mrs. Villalobos (Seat #5), respectively; therefore, pursuant to Section 190.006, Florida Statutes, incumbents will serve no longer than ninety (90) days from November 22, 2016, (February 20, 2017); or until an appointment to the vacancy has been made. District Counsel Wald elaborated on this topic.

A discussion ensued after which the Board was not able to make appointments during this meeting, as they did not have enough Board Members present to do so. The Board needs a minimum of four (4) Board Members present in order for this process to be conducted.

Mrs. Perez announced, due to demographics, moving forward, that Armando Silva would be the primary District Manager for Century Gardens CDD, and that she would still be part of the team working alongside Mr. Silva.

J. BOARD MEMBER COMMENTS

There were no Board Member comments.

K. ADJOURNMENT

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JANUARY 5, 2017**

There being no further business to come before the Board, a **MOTION** was made by Vice Chairperson Villalobos, seconded by Supervisor Fernandez to adjourn the meeting at 8:02 p.m. Upon being put to a vote, the **MOTION** carried 3 to 0.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chairperson

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Century Gardens Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2017 at 6:30 p.m. in the Mater Gardens Academy Charter School – Cafeteria, 9010 NW 178th Lane Miami, FL 33018, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of March, 2017.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Century Gardens Community Development District

Scenario 1

**Proposed Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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- I PROPOSED BUDGET
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- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2014)
- V ASSESSMENT COMPARISON

PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	56,786
Maintenance Assessments	75,793
Debt Assessments (Series 2007)	81,002
Debt Assessments (Series 2014)	343,527
Other Revenues	0
Interest Income	60
TOTAL REVENUES	\$557,168
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Management	26,304
Secretarial	4,200
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,000
Arbitrage Rebate Fee	0
Insurance	5,610
Legal Advertisements	550
Miscellaneous	1,000
Postage	350
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	7,300
Continuing Disclosure Fee	500
Website Management	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$66,289
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	25,000
Aquatic Lake Maintenance	3,275
Preserve Area	1,970
Irrigation Maintenance	5,000
Miscellaneous Maintenance	3,000
Electricity	3,300
Engineering/Inspections	2,000
Palms Treatment - Maintenance/Replacement	10,000
Improvements - Landscape/Forestry	12,700
Improvements - Reserve Contingency	5,000
Total Improvements	17,700
TOTAL MAINTENANCE EXPENDITURES	\$71,245
TOTAL EXPENDITURES	\$137,534
REVENUES LESS EXPENDITURES	\$419,634
Payment To Trustee (Series 2007)	(76,385)
Payment To Trustee (Series 2014)	(322,915)
BALANCE	\$20,334
County Appraiser & Tax Collector Fee	(11,061)
Discounts For Early Payments	(22,123)
EXCESS/ (SHORTFALL)	(\$12,850)
Carryover From Prior Year	12,850
NET EXCESS/ (SHORTFALL)	-

DETAILED PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	66,740	56,802	56,786	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	66,474	75,793	75,793	Expenditures/.94
Debt Assessments (Series 2007)	78,565	77,226	81,002	Bond Payments/.94
Debt Assessments (Series 2014)	348,167	343,723	343,527	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	61	60	60	Projected At \$5 Per Month
TOTAL REVENUES	\$560,007	\$553,604	\$557,168	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Management	26,304	26,304	26,304	No Change From 2016/2017 Budget
Secretarial	4,200	4,200	4,200	No Change From 2016/2017 Budget
Legal	9,343	9,000	9,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,000	3,000	3,000	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	0	650	0	No Longer Required
Insurance	5,000	5,250	5,610	Insurance Company Estimate
Legal Advertisements	314	600	550	\$50 Decrease From 2016/2017 Budget
Miscellaneous	1,184	700	1,000	\$300 Increase From 2016/2017 Budget
Postage	253	350	350	No Change From 2016/2017 Budget
Office Supplies	1,185	800	800	\$100 Increase From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fee	7,209	7,300	7,300	No Change From 2016/2017 Budget
Continuing Disclosure Fee	300	1,000	500	\$500 Decrease From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$65,967	\$66,829	\$66,289	
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	23,240	25,000	25,000	No Change From 2016/2017 Budget
Aquatic Lake Maintenance	4,457	3,275	3,275	No Change From 2016/2017 Budget
Preserve Area	230	1,970	1,970	No Change From 2016/2017 Budget
Irrigation Maintenance	7,341	5,000	5,000	No Change From 2016/2017 Budget
Miscellaneous Maintenance	2,727	3,000	3,000	No Change From 2016/2017 Budget
Electricity	2,868	3,300	3,300	No Change From 2016/2017 Budget
Engineering/Inspections	1,270	2,000	2,000	No Change From 2016/2017 Budget
Palms Treatment - Maintenance/Replacement	0	10,000	10,000	No Change From 2016/2017 Budget
Improvements - Landscape/Forestry	7,640	12,700	12,700	No Change From 2016/2017 Budget
Improvements - Reserve Contingency	3,782	5,000	5,000	No Change From 2016/2017 Budget
Total Improvements	11,422	17,700	17,700	
TOTAL MAINTENANCE EXPENDITURES	\$53,555	\$71,245	\$71,245	
TOTAL EXPENDITURES	\$119,522	\$138,074	\$137,534	
REVENUES LESS EXPENDITURES	\$440,485	\$415,530	\$419,634	
Payment To Trustee (Series 2007)	(74,736)	(72,824)	(76,385)	2018 P & I Payments Less Earned Interest
Payment To Trustee (Series 2014)	(327,900)	(323,100)	(322,915)	2018 P & I Payments Less Earned Interest
BALANCE	\$37,849	\$19,606	\$20,334	
County Appraiser & Tax Collector Fee	(5,395)	(10,994)	(11,061)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,450)	(21,987)	(22,123)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$12,004	(\$13,375)	(\$12,850)	
Carryover From Prior Year	0	13,375	12,850	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$12,004	-	-	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2007) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	109	25	75	Projected Interest For 2017/2018
NAV Tax Collection	74,736	72,824	76,385	2018 P & I Payments Less Earned Interest
Total Revenues	\$74,845	\$72,849	\$76,460	
EXPENDITURES				
Principal Payments	25,000	25,000	30,000	Principal Payment Due In 2018
Interest Payments	49,743	47,849	46,460	Interest Payments Due In 2018
Total Expenditures	\$74,743	\$72,849	\$76,460	
Excess/ (Shortfall)	\$102	\$0	\$0	

Series 2007 Bond Information

Original Par Amount =	\$1,145,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.05%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2007		
Maturity Date =	May 2037		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	236	50	50	Projected Interest For 2017/2018
NAV Tax Collection	327,900	323,100	321,215	2018 P & I Payments Less Earned Interest
Total Revenues	\$328,136	\$323,150	\$321,265	
EXPENDITURES				
Principal Payments	140,000	150,000	155,000	Principal Payment Due In 2018
Interest Payments	126,395	118,150	111,265	Interest Payments Due In 2018
Additional Principal Payments	55,000	55,000	55,000	Additional Principal Payments
Total Expenditures	\$321,395	\$323,150	\$321,265	
Excess/ (Shortfall)	\$6,741	\$0	\$0	

Series 2014 Refunding Bond Information

Original Par Amount =	\$3,905,000	Annual Principal Payments Due:	May 1st
Interest Rate =	3.4% - 8.4%	May 1st	May 1st & November 1st
Issue Date =	June 2014	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	

Century Gardens Community Development District Assessment Comparison

	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*
Administrative	\$116.31	\$164.93	\$141.65	\$141.61
Maintenance	\$164.56	\$165.77	\$189.01	\$189.01
<u>Series 2014 Debt</u>	<u>\$1,105.09</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>
Total For Original Units	\$1,385.96	\$1,385.75	\$1,385.71	\$1,385.67
Administrative	\$116.31	\$164.93	\$141.65	\$141.61
Maintenance	\$164.56	\$165.77	\$189.01	\$189.01
<u>Series 2007 Debt</u>	<u>\$1,125.03</u>	<u>\$1,106.54</u>	<u>\$1,097.69</u>	<u>\$1,140.87</u>
Total For Expansion Units	\$1,405.90	\$1,437.24	\$1,428.35	\$1,471.49

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Original Units	330
<u>Expansion Units</u>	<u>71</u>
Total Units	401

Note: There are 401 units in the Century Gardens Community Development District.

When the District was formed there were 330 units in the Century Gardens Community Development District.

When the District was expanded, there were 71 units added to the District.

Series 2014 Annual Debt Assessment Rate Is \$1,055.05

Century Gardens Community Development District

Scenario 2

**Proposed Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	70,456
Maintenance Assessments	75,793
Debt Assessments (Series 2007)	81,002
Debt Assessments (Series 2014)	343,527
Other Revenues	0
Interest Income	60
TOTAL REVENUES	\$570,838
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Management	26,304
Secretarial	4,200
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,000
Arbitrage Rebate Fee	0
Insurance	5,610
Legal Advertisements	550
Miscellaneous	1,000
Postage	350
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	7,300
Continuing Disclosure Fee	500
Website Management	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$66,289
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	25,000
Aquatic Lake Maintenance	3,275
Preserve Area	1,970
Irrigation Maintenance	5,000
Miscellaneous Maintenance	3,000
Electricity	3,300
Engineering/Inspections	2,000
Palms Treatment - Maintenance/Replacement	10,000
Improvements - Landscape/Forestry	12,700
Improvements - Reserve Contingency	5,000
Total Improvements	17,700
TOTAL MAINTENANCE EXPENDITURES	\$71,245
TOTAL EXPENDITURES	\$137,534
REVENUES LESS EXPENDITURES	\$433,304
Payment To Trustee (Series 2007)	(76,385)
Payment To Trustee (Series 2014)	(322,915)
BALANCE	\$34,004
County Appraiser & Tax Collector Fee	(11,335)
Discounts For Early Payments	(22,669)
EXCESS/ (SHORTFALL)	\$0
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	-

DETAILED PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	66,740	56,802	70,456	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	66,474	75,793	75,793	Expenditures/.94
Debt Assessments (Series 2007)	78,565	77,226	81,002	Bond Payments/.94
Debt Assessments (Series 2014)	348,167	343,723	343,527	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	61	60	60	Projected At \$5 Per Month
TOTAL REVENUES	\$560,007	\$553,604	\$570,838	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Management	26,304	26,304	26,304	No Change From 2016/2017 Budget
Secretarial	4,200	4,200	4,200	No Change From 2016/2017 Budget
Legal	9,343	9,000	9,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,000	3,000	3,000	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	0	650	0	No Longer Required
Insurance	5,000	5,250	5,610	Insurance Company Estimate
Legal Advertisements	314	600	550	\$50 Decrease From 2016/2017 Budget
Miscellaneous	1,184	700	1,000	\$300 Increase From 2016/2017 Budget
Postage	253	350	350	No Change From 2016/2017 Budget
Office Supplies	1,185	800	800	\$100 Increase From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fee	7,209	7,300	7,300	No Change From 2016/2017 Budget
Continuing Disclosure Fee	300	1,000	500	\$500 Decrease From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$65,967	\$66,829	\$66,289	
MAINTENANCE EXPENDITURES				
Lawn/Landscape Maintenance	23,240	25,000	25,000	No Change From 2016/2017 Budget
Aquatic Lake Maintenance	4,457	3,275	3,275	No Change From 2016/2017 Budget
Preserve Area	230	1,970	1,970	No Change From 2016/2017 Budget
Irrigation Maintenance	7,341	5,000	5,000	No Change From 2016/2017 Budget
Miscellaneous Maintenance	2,727	3,000	3,000	No Change From 2016/2017 Budget
Electricity	2,868	3,300	3,300	No Change From 2016/2017 Budget
Engineering/Inspections	1,270	2,000	2,000	No Change From 2016/2017 Budget
Palms Treatment - Maintenance/Replacement	0	10,000	10,000	No Change From 2016/2017 Budget
Improvements - Landscape/Forestry	7,640	12,700	12,700	No Change From 2016/2017 Budget
Improvements - Reserve Contingency	3,782	5,000	5,000	No Change From 2016/2017 Budget
Total Improvements	11,422	17,700	17,700	
TOTAL MAINTENANCE EXPENDITURES	\$53,555	\$71,245	\$71,245	
TOTAL EXPENDITURES	\$119,522	\$138,074	\$137,534	
REVENUES LESS EXPENDITURES	\$440,485	\$415,530	\$433,304	
Payment To Trustee (Series 2007)	(74,736)	(72,824)	(76,385)	2018 P & I Payments Less Earned Interest
Payment To Trustee (Series 2014)	(327,900)	(323,100)	(322,915)	2018 P & I Payments Less Earned Interest
BALANCE	\$37,849	\$19,606	\$34,004	
County Appraiser & Tax Collector Fee	(5,395)	(10,994)	(11,335)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,450)	(21,987)	(22,669)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$12,004	(\$13,375)	\$0	
Carryover From Prior Year	0	13,375	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$12,004	-	-	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2007) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	109	25	75	Projected Interest For 2017/2018
NAV Tax Collection	74,736	72,824	76,385	2018 P & I Payments Less Earned Interest
Total Revenues	\$74,845	\$72,849	\$76,460	
EXPENDITURES				
Principal Payments	25,000	25,000	30,000	Principal Payment Due In 2018
Interest Payments	49,743	47,849	46,460	Interest Payments Due In 2018
Total Expenditures	\$74,743	\$72,849	\$76,460	
Excess/ (Shortfall)	\$102	\$0	\$0	

Series 2007 Bond Information

Original Par Amount =	\$1,145,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.05%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2007		
Maturity Date =	May 2037		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	236	50	50	Projected Interest For 2017/2018
NAV Tax Collection	327,900	323,100	321,215	2018 P & I Payments Less Earned Interest
Total Revenues	\$328,136	\$323,150	\$321,265	
EXPENDITURES				
Principal Payments	140,000	150,000	155,000	Principal Payment Due In 2018
Interest Payments	126,395	118,150	111,265	Interest Payments Due In 2018
Additional Principal Payments	55,000	55,000	55,000	Additional Principal Payments
Total Expenditures	\$321,395	\$323,150	\$321,265	
Excess/ (Shortfall)	\$6,741	\$0	\$0	

Series 2014 Refunding Bond Information

Original Par Amount =	\$3,905,000	Annual Principal Payments Due:	May 1st
Interest Rate =	3.4% - 8.4%	May 1st	May 1st & November 1st
Issue Date =	June 2014	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	

Century Gardens Community Development District Assessment Comparison

	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*
Administrative	\$116.31	\$164.93	\$141.65	\$175.70
Maintenance	\$164.56	\$165.77	\$189.01	\$189.01
<u>Series 2014 Debt</u>	<u>\$1,105.09</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>
Total For Original Units	\$1,385.96	\$1,385.75	\$1,385.71	\$1,419.76
Administrative	\$116.31	\$164.93	\$141.65	\$175.70
Maintenance	\$164.56	\$165.77	\$189.01	\$189.01
<u>Series 2007 Debt</u>	<u>\$1,125.03</u>	<u>\$1,106.54</u>	<u>\$1,097.69</u>	<u>\$1,140.87</u>
Total For Expansion Units	\$1,405.90	\$1,437.24	\$1,428.35	\$1,505.58

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Original Units	330
<u>Expansion Units</u>	<u>71</u>
Total Units	401

Note: There are 401 units in the Century Gardens Community Development District.
 When the District was formed there were 330 units in the Century Gardens Community Development District.
 When the District was expanded, there were 71 units added to the District.
 Series 2014 Annual Debt Assessment Rate Is \$1,055.05

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Century Gardens Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 14th day of March, 2017.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

SPECIAL SERVICE AGREEMENT / FISH STOCKING

Century Gardens CDD
 c/o Special District Services , Inc.
 2501A Burns Road (786) 347-2711
 Palm Beach Gardens, FL 33410 (305) 777- 3802Fax

DATE: 2/15/17 TERMS: Balance due upon job completion. DELIVERY: Annual Spring Stocking

<u>DESCRIPTION</u>	<u>AMOUNT</u>
One-time special stocking of 3,000 mosquitofish*	\$90.00
Delivery Charge	Included
Total: \$ 90.00	

(Fish stocked will be approximately 1" - 2" in size).

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

All fish provided and delivered by our staff are guaranteed to be of good quality and in healthy condition at the time of delivery.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE --
 The above prices, specifications and conditions are satisfactory and are hereby accepted and the signer acknowledges that they are authorized to execute this document.

By: _____

By: _____

Dated: _____

PROPOSAL

CRESPO LAWN SERVICE, INC

544 SW 6 ST, HOMESTEAD FL 33034

OFF (305) 219-5425

FAX (305) 247-1290

TO Century Gardens Community Development District

C/o Special District Services, Inc.

6625 Miami Lakes Dr.

Miami Lakes, FL 33014

DATE. Feb 14, 2017

DESCRIPTION OF SERVICES

Planting of 13 Cocoplums at East side Large Lake (3gal) 91.00

INCLUDING MATERIALS AND LABOR

TOTAL \$ 91.00

ACCEPTANCE OF PROPOSAL BY _____

PRINT NAME _____

TITLE _____

DATE _____

PROPOSAL

CRESPO LAWN SERVICE, INC

544 SW 6 ST, HOMESTEAD FL 33034

OFF (305) 219-5425

FAX (305) 247-1290

TO Century Gardens Community Development District

C/o Special District Services, Inc.

6625 Miami Lakes Dr.

Miami Lakes, FL 33014

DATE. Feb 14, 2017

DESCRIPTION OF SERVICES

Planting of 10 Cocoplums at East side Large Lake (3gal) 70.00
During Rainy season

INCLUDING MATERIALS AND LABOR

TOTAL \$ 70.00

ACCEPTANCE OF PROPOSAL BY _____

PRINT NAME _____

TITLE _____

DATE _____

PROPOSAL

CRESPO LAWN SERVICE, INC

544 SW 6 ST, HOMESTEAD FL 33034

OFF (305) 219-5425

FAX (305) 247-1290

TO Century Gardens Community Development District

C/o Special District Services, Inc.

6625 Miami Lakes Dr.

Miami Lakes, FL 33014

DATE. Feb 14, 2017

DESCRIPTION OF SERVICES

Planting of 56 (7gal) Cocoplums during Rainy season at preservation area
lake 12.00 each 672.00

INCLUDING MATERIALS AND LABOR

TOTAL \$ 672.00

ACCEPTANCE OF PROPOSAL BY _____

PRINT NAME _____

TITLE _____

DATE _____

PROPOSAL

CRESPO LAWN SERVICE, INC

544 SW 6 ST, HOMESTEAD FL 33034

OFF (305) 219-5425

FAX (305) 247-1290

TO Century Gardens Community Development District

C/o Special District Services, Inc.

6625 Miami Lakes Dr.

Miami Lakes, FL 33014

DATE. Feb 21st, 2017

DESCRIPTION OF SERVICES

Hurricane trimming of 100 common area trees 25.00 each

INCLUDING MATERIALS AND LABOR

TOTAL \$ 2500.00

ACCEPTANCE OF PROPOSAL BY _____

PRINT NAME _____

TITLE _____

DATE _____

Century Gardens
Community Development District

**Financial Report For
February 2017**

Century Gardens Community Development District
Budget vs. Actual
October 2016 through February 2017

	<u>Oct '16 - Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Administrative Assessments	51,672.69	56,802.00	-5,129.31	90.97%
363.101 · Maintenance Assessments	68,896.63	75,793.00	-6,896.37	90.9%
363.811 · Debt Assessments - Series 2007	74,370.88	77,226.00	-2,855.12	96.3%
363.812 · Debt Assessments (Series 2014)	313,098.00	343,723.00	-30,625.00	91.09%
363.821 · Payment To Trustee-Series 2007	-70,740.70	-72,824.00	2,083.30	97.14%
363.822 · Payment To Trustee - 2014	-297,822.75	-323,100.00	25,277.25	92.18%
363.830 · County Appraiser & Tax Col Fees	-4,880.94	-10,994.00	6,113.06	44.4%
363.831 · Discounts For Early Payments	-19,905.33	-21,987.00	2,081.67	90.53%
369.401 · Interest Income	79.35	60.00	19.35	132.25%
369.402 · Carryover From Prior Year	0.00	13,375.00	-13,375.00	0.0%
Total Income	<u>114,767.83</u>	<u>138,074.00</u>	<u>-23,306.17</u>	<u>83.12%</u>
Expense				
511. · Professional Fees				
511.310 · Engineering/Inspections	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	2,895.60	9,000.00	-6,104.40	32.17%
511.320 · Audit Fees	0.00	3,000.00	-3,000.00	0.0%
Total 511. · Professional Fees	<u>2,895.60</u>	<u>14,000.00</u>	<u>-11,104.40</u>	<u>20.68%</u>
511.301 · Lawn Maintenance	9,117.00	25,000.00	-15,883.00	36.47%
511.302 · Aquatic Lake Maintenance	1,750.00	3,275.00	-1,525.00	53.44%
511.303 · Preserve Area	0.00	1,970.00	-1,970.00	0.0%
511.304 · Improvements-Landscape/Forestry	450.00	12,700.00	-12,250.00	3.54%
511.305 · Infrastructure Maintenance	0.00	5,000.00	-5,000.00	0.0%
511.307 · Irrigation Maintenance	741.08	5,000.00	-4,258.92	14.82%
511.308 · Miscellaneous Maintenance	735.00	3,000.00	-2,265.00	24.5%
511.309 · Electricity	1,075.80	3,300.00	-2,224.20	32.6%
511-310 · Palm Treatment - Maint. Replace	445.00	10,000.00	-9,555.00	4.45%
511.311 · Management Fees	10,960.00	26,304.00	-15,344.00	41.67%
511.312 · Secretarial Fees	1,750.00	4,200.00	-2,450.00	41.67%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	5,100.00	5,250.00	-150.00	97.14%
511.480 · Legal Advertisements	162.90	600.00	-437.10	27.15%
511.512 · Miscellaneous	508.62	700.00	-191.38	72.66%
511.513 · Postage and Delivery	36.52	350.00	-313.48	10.43%
511.514 · Office Supplies	346.29	800.00	-453.71	43.29%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	7,300.00	-7,300.00	0.0%
511.734 · Continuing Disclosure-Series 04	0.00	1,000.00	-1,000.00	0.0%
511.750 · Website Management	625.00	1,500.00	-875.00	41.67%
Total Expense	<u>36,873.81</u>	<u>138,074.00</u>	<u>-101,200.19</u>	<u>26.71%</u>
Net Income	<u>77,894.02</u>	<u>0.00</u>	<u>77,894.02</u>	<u>100.0%</u>

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Feb-17	Year To Date Actual 10/1/16 - 2/28/17
REVENUES			
Administrative Assessments	56,802	1,700	51,673
Maintenance Assessments	75,793	2,268	68,897
Debt Assessments (Series 2004-2014)	343,723	10,551	313,098
Debt Assessments (Series 2007)	77,226	2,195	74,371
Other Revenues	0	0	0
Interest Income	60	0	79
Total Revenues	\$ 553,604	\$ 16,714	\$ 508,118
ADMINISTRATIVE EXPENDITURES			
Management	26,304	2,192	10,960
Secretarial	4,200	350	1,750
Legal	9,000	0	2,896
Assessment Roll	6,000	0	0
Audit Fees	3,000	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	5,250	0	5,100
Legal Advertisements	600	0	163
Miscellaneous	700	146	509
Postage	350	4	36
Office Supplies	800	56	346
Dues & Subscriptions	175	0	175
Trustee Fee	7,300	0	0
Continuing Disclosure Fee	1,000	0	0
Website Management	1,500	125	625
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 66,829	\$ 2,873	\$ 22,560
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	25,000	2,175	9,117
Aquatic Lake Maintenance	3,275	350	1,750
Preserve Area	1,970	0	0
Irrigation Maintenance	5,000	0	741
Miscellaneous Maintenance	3,000	0	735
Electricity	3,300	199	1,076
Engineering/Inspections	2,000	0	0
Palms Treatment - Maintenance/Replacement	10,000	0	445
Improvements - Landscape/Forestry	12,700	0	450
Improvements - Reserve Contingency	5,000	0	0
Total Improvements	17,700	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 71,245	\$ 2,724	\$ 14,314
Total Expenditures	\$ 138,074	\$ 5,597	\$ 36,874
Revenues Less Expenditures	\$ 415,530	\$ 11,117	\$ 471,244
Bond Payments (Series 2004/2014)	(323,100)	(10,219)	(297,823)
Bond Payments (Series 2007)	(72,824)	(2,127)	(70,741)
Balance	\$ 19,606	\$ (1,229)	\$ 102,680
County Appraiser & Tax Collector Fee	(10,994)	(164)	(4,881)
Discounts For Early Payments	(21,987)	(362)	(19,905)
Excess/ (Shortfall)	\$ (13,375)	\$ (1,755)	\$ 77,894
Carryover From Prior Year	13,375	0	0
Net Excess/ (Shortfall)	\$ -	\$ (1,755)	\$ 77,894
Bank Balance As Of 1/31/17	\$ 150,742.53		
Funds Received: 2/1/17 - 2/28/17	\$ 16,188.30		
Disbursements: 2/1/17 - 2/28/17	\$ 5,326.85		
Bank Balance As Of 2/28/17	\$ 161,603.98		
Accounts Payable As Of 2/28/17	\$ 19,060.08		
Accounts Receivable As Of 2/28/17	\$ -		
Available Funds As Of 2/28/17	\$ 142,543.90		
Estimated Fund Balance As Of 9/30/17	\$ 50,000.00		
Estimated Fiscal Year 2017/2018 Carryover Budget	\$ 12,850.00		
Estimated Reserve Funds As Of 9/30/18	\$ 37,150.00		

Century Gardens Community Development District
Expenditures
October 2016 through February 2017

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditures					
511.315 · Legal Fees					
	10/31/2016	137684	Billing, Cochran, Lyles, Mauro, & Ramsey	Acct# 539-031050 Stmt# 137684 October 2016	500.10
	11/30/2016	138272	Billing, Cochran, Lyles, Mauro, & Ramsey	Acct# 539-031050 Stmt# 138272 November 2016	779.00
	12/31/2016	138907	Billing, Cochran, Lyles, Mauro, & Ramsey	Acct# 539-031050 Stmt# 138907 December 2016	500.00
	01/31/2017	139439	Billing, Cochran, Lyles, Mauro, & Ramsey	Acct# 539-031050 Stmt# 139439 January 2017	1,116.50
Total 511.315 · Legal Fees					<u>2,895.60</u>
511.301 · Lawn Maintenance					
	10/28/2016	9226	Crespo Lawn Service, Inc.	inv# 9226 monthly lawn service October 2016	1,725.00
	10/31/2016	9247	Crespo Lawn Service, Inc.	inv# 9247 planting 6 (3gallon) cocoplums October 2016	42.00
	11/29/2016	9301	Crespo Lawn Service, Inc.	mowing of lawn, weed eater, edging, hedge trimming, blowing of grass clippings-two ser...	1,725.00
	12/31/2016	9343	Crespo Lawn Service, Inc.	mowing of lawn, wead eater, edging, hedge trimming, blowing of grass clippings-two ser...	1,725.00
	01/23/2017	9391	Crespo Lawn Service, Inc.	mowing of lawn, wead eater, edging, hedge trimming, blowing of grass clippings-two ser...	1,725.00
	02/10/2017	20222	Mainguy Landscape Services	inv# 20222 treat 600 LF ficus along NW 87 Ave	450.00
	02/27/2017	9463	Crespo Lawn Service, Inc.	mowing of lawn, wead eater, edging, hedge trimming, blowing of grass clippings-two ser...	1,725.00
Total 511.301 · Lawn Maintenance					<u>9,117.00</u>
511.302 · Aquatic Lake Maintenance					
	10/01/2016	121263	Allstate Resource Management, Inc.	acct# 2580 inv# 121263 lake and mitigation mgmt services and debris removal services	350.00
	11/01/2016	121878	Allstate Resource Management, Inc.	acct# 2580 inv# 121878 lake and mitigation mgmt services and debris removal services November 2016	350.00
	12/01/2016	122569	Allstate Resource Management, Inc.	acct# 2580 inv# 122569 lake and mitigation mgmt services and debris removal services December 2016	350.00
	01/01/2017	123245	Allstate Resource Management, Inc.	acct# 2580 inv# 123245 lake and mitigation mgmt services and debris removal services January 2017	350.00
	02/01/2017	124207	Allstate Resource Management, Inc.	acct# 2580 inv# 124207 lake and mitigation mgmt services and debris removal services February 2017	350.00
Total 511.302 · Aquatic Lake Maintenance					<u>1,750.00</u>
511.304 · Improvements-Landscape/Forestry					
	12/07/2016	9340	Crespo Lawn Service, Inc.	inv# 9340 planting of 100-1 gallon sunpatients at entrance bottom of sign and front of median ci...	450.00
Total 511.304 · Improvements-Landscape/Forestry					<u>450.00</u>
511.307 · Irrigation Maintenance					
	11/22/2016	4012	Sullivan Electric & Pump Inc	inv# 4012 add thermal protection to 5 HP pump	601.08
	12/07/2016	9339	Crespo Lawn Service, Inc.	inv# 9339 repair 4 sprinklers and pvc line including T	140.00
Total 511.307 · Irrigation Maintenance					<u>741.08</u>
511.308 · Miscellaneous Maintenance					
	01/04/2017	1094	The Pressure Cleaning Man	inv# 1094 pressure clean sidewalks	735.00
Total 511.308 · Miscellaneous Maintenance					<u>735.00</u>

Century Gardens Community Development District
Expenditures
October 2016 through February 2017

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
511.309 · Electricity					
	10/28/2016	35589-17153	FPL	Acct# 35589-17153 for services on (9/29/16-10/28/16)	191.97
	11/29/2016	35589-17153	FPL	Acct# 35589-17153 for services on (10/28/16-11/29/16)	242.13
	12/29/2016	35589-17153	FPL	Acct# 35589-17153 for services on (11/29/16-12/29/16)	219.64
	01/30/2017	35589-17153	FPL	Acct# 35589-17153 for services on (12/29/16-1/30/17)	223.41
	02/27/2017	35589-17153	FPL	Acct# 35589-17153 for services on (1/30/17-2/27/17)	198.65
Total 511.309 · Electricity					<u>1,075.80</u>
511-310 · Palm Treatment - Maint. Replace					
	11/15/2016	9310	Crespo Lawn Service, Inc.	inv# 9310 fertilize 76 royal palm trees	445.00
Total 511-310 · Palm Treatment - Maint. Replace					<u>445.00</u>
511.311 · Management Fees					
	10/31/2016	2016-2924	Special District Services	inv# 2016-2924 Management Fee October 2016	2,192.00
	11/30/2016	2016-3597	Special District Services	inv# 2016-3597 Management Fee November 2016	2,192.00
	12/31/2016	2016-3938	Special District Services	inv# 2016-3938 Management Fee December 2016	2,192.00
	01/31/2017	2016-4405	Special District Services	inv# 2016-4405 Management Fee January 2017	2,192.00
	02/28/2017	2017-152	Special District Services	inv# 2017-152 Management Fee February 2017	2,192.00
Total 511.311 · Management Fees					<u>10,960.00</u>
511.312 · Secretarial Fees					
	10/31/2016	2016-2924	Special District Services	October 2016 Secretarial Fee	350.00
	11/30/2016	2016-3597	Special District Services	November 2016 Secretarial Fee	350.00
	12/31/2016	2016-3938	Special District Services	December 2016 Secretarial Fee	350.00
	01/31/2017	2016-4405	Special District Services	January 2017 Secretarial Fee	350.00
	02/28/2017	2017-152	Special District Services	February 2017 Secretarial Fee	350.00
Total 511.312 · Secretarial Fees					<u>1,750.00</u>
511.450 · Insurance					
	10/01/2016	4616	Egis Insurance & Risk Advisors	Inv# 4616 Policy# 100116025 10/1/16-10/1/2017	5,100.00
Total 511.450 · Insurance					<u>5,100.00</u>
511.480 · Legal Advertisements					
	10/21/2016	I0000162714-1021	ALM Media, LLC	inv# I0000162714-1021 customer # 9013690 notice of regular board meeting 11/1/16	80.40
	12/27/2016	I0000182073-1227	ALM Media, LLC	inv# I0000182073-1227 customer # 9013690 notice of special board meeting 1/5/17	82.50
Total 511.480 · Legal Advertisements					<u>162.90</u>

**Century Gardens Community Development District
Expenditures
October 2016 through February 2017**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
511.512 · Miscellaneous					
	10/24/2016		Mater Gardens, Inc.	Meeting Room Reservation for 11/1/16	60.00
	10/31/2016	2016-2924	Special District Services	September 2016 Travel AS, GP, JR	46.44
	11/30/2016	2016-3597	Special District Services	October 2016 Travel AS	4.86
	12/01/2016	30-2009-010-0730	Miami-Dade County Tax Collector	2016 Ad Valorem Taxes Folio# 30-2009-010-0730	1.85
	12/01/2016	30-2009-010-0720	Miami-Dade County Tax Collector	2016 Ad Valorem Taxes Folio# 30-2009-010-0720	1.85
	12/31/2016	2016-3938	Special District Services	November 2016 Travel AS	61.02
	01/26/2017	550	Spectrum Municipal Services Inc	invoice# 516 updated bond amortization schedule	150.00
	01/31/2017	2016-4405	Special District Services	December 2016 Travel JR	36.72
	02/22/2017	3/14/17	Mater Gardens, Inc.	Meeting Room Reservation for 3/14/17	60.00
	02/28/2017	2017-152	Special District Services	January 2017 Travel AS & GP	85.88
Total 511.512 · Miscellaneous					<u>508.62</u>
511.513 · Postage and Delivery					
	10/31/2016	2016-2924	Special District Services	September 2016 Postage	9.25
	11/30/2016	2016-3597	Special District Services	October 2016 Postage	2.79
	11/30/2016	2016-3597	Special District Services	October 2016 FedEx	11.44
	12/31/2016	2016-3938	Special District Services	November 2016 Postage	1.86
	12/31/2016	2016-3938	Special District Services	November 2016 FedEx	2.81
	01/31/2017	2016-4405	Special District Services	December 2016 Postage	3.72
	02/28/2017	2017-152	Special District Services	January 2017 Postage	4.65
Total 511.513 · Postage and Delivery					<u>36.52</u>
511.514 · Office Supplies					
	10/31/2016	2016-2924	Special District Services	September 2016 copier charges	3.00
	11/30/2016	2016-3597	Special District Services	October 2016 copier charges	96.60
	12/31/2016	2016-3938	Special District Services	November 2016 copier charges	6.15
	12/31/2016	2016-3938	Special District Services	November 2016 meeting books	32.00
	01/10/2017		Deluxe	check order for new account	130.99
	01/31/2017	2016-4405	Special District Services	December 2016 copier charges	21.00
	02/28/2017	2017-152	Special District Services	January 2017 copier charges	20.55
	02/28/2017	2017-152	Special District Services	January 2017 meeting books	36.00
Total 511.514 · Office Supplies					<u>346.29</u>
511.540 · Dues, License & Subscriptions					
	10/03/2016	39017	Department of Economic Opportunity	Inv# 39017 FY 2016/2017 Special District Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
511.750 · Website Management					
	10/31/2016	2016-2924	Special District Services	October 2016 Website Fee	125.00
	11/30/2016	2016-3597	Special District Services	November 2016 Website Fee	125.00
	12/31/2016	2016-3938	Special District Services	December 2016 Website Fee	125.00
	01/31/2017	2016-4405	Special District Services	January 2017 Website Fee	125.00
	02/28/2017	2017-152	Special District Services	February 2017 Website Fee	125.00
Total 511.750 · Website Management					<u>625.00</u>
Total Expenditures					<u>36,873.81</u>

Century Gardens Community Development District
Check Register
October 2016 - February 2017

Check #	Check Date	Vendor	Amount
2056	10/01/2016	Billing, Cochran, Lyles, Mauro, & Ramsey	500.00
2057	10/01/2016	Egis Insurance & Risk Advisors	5,100.00
2058	10/01/2016	Special District Services	8,996.94
2059	10/13/2016	Allstate Resource Management, Inc.	700.00
2060	10/13/2016	Crespo Lawn Service, Inc.	1,725.00
2061	10/13/2016	FPL	193.44
2062	10/24/2016	Allstate Resource Management, Inc.	350.00
2063	10/24/2016	Billing, Cochran, Lyles, Mauro, & Ramsey	500.00
2064	10/24/2016	Mater Gardens, Inc.	60.00
2065	11/01/2016	Department of Economic Opportunity	175.00
2066	11/01/2016	Special District Services	2,725.69
2067	11/08/2016	VOID	
2068	11/08/2016	ALM Media, LLC	80.40
2069	11/08/2016	Crespo Lawn Service, Inc.	1,725.00
2070	11/08/2016	FPL	191.97
2071	12/01/2016	Billing, Cochran, Lyles, Mauro, & Ramsey	500.10
2072	12/01/2016	Crespo Lawn Service, Inc.	42.00
2073	12/01/2016	Miami-Dade County Tax Collector	3.70
2074	12/01/2016	Special District Services	2,782.69
2075	12/01/2016	U.S. Bank (Tax Receipts 2014)	14,536.85
2076	12/01/2016	Wells Fargo Bank (Tax Receipts)	2,609.55
2077	12/08/2016	Crespo Lawn Service, Inc.	2,170.00
2078	12/08/2016	FPL	242.13
2079	12/08/2016	U.S. Bank (Tax Receipts 2014)	56,152.30
2080	12/08/2016	Wells Fargo Bank (Tax Receipts)	11,475.70
2081	12/15/2016	Allstate Resource Management, Inc.	350.00
2082	12/15/2016	Crespo Lawn Service, Inc.	590.00
2083	12/15/2016	U.S. Bank (Tax Receipts 2014)	188,511.25
2084	12/15/2016	Wells Fargo Bank (Tax Receipts)	49,032.55
2085	01/03/2017	Billing, Cochran, Lyles, Mauro, & Ramsey	779.00
2086	01/03/2017	Crespo Lawn Service, Inc.	1,725.00
2087	01/03/2017	Special District Services	2,770.84
2088	01/03/2017	U.S. Bank (Tax Receipts 2014)	19,051.65
2089	01/03/2017	Wells Fargo Bank (Tax Receipts)	3,129.75
Debit	01/10/2017	Deluxe (Check Printing Charge)	130.99
3001	01/20/2017	Allstate Resource Management, Inc.	700.00
3002	01/20/2017	ALM Media, LLC	82.50
3003	01/20/2017	FPL	219.64
3004	01/20/2017	Sullivan Electric & Pump Inc	601.08
3005	01/20/2017	The Pressure Cleaning Man	735.00
3006	01/20/2017	U.S. Bank (Tax Receipts 2014)	9,351.35
3007	01/20/2017	Wells Fargo Bank (Tax Receipts)	2,366.65
3008	02/01/2017	Billing, Cochran, Lyles, Mauro, & Ramsey	500.00
3009	02/01/2017	Crespo Lawn Service, Inc.	1,725.00
3010	02/01/2017	Special District Services	2,728.44
3011	02/01/2017	Spectrum Municipal Services Inc	150.00
3012	02/13/2017	FPL	223.41
TOTAL			398,992.56

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2016-2017**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2007 Debt Assessment Income (Before Discounts & Fees)	Series 2014 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2007 Debt Assessment Income (After Discounts & Fees)	Series 2014 Debt Assessment Income (After Discounts & Fees)	Series 2007 Debt Assessment Paid to Trustee	Series 2014 Debt Assessment Paid to Trustee
									\$553,544	\$56,802	\$75,793	\$77,226	\$343,723	\$56,802	\$75,793	\$77,226	\$343,723		
									\$520,563	\$53,394	\$71,245	\$72,824	\$323,100	\$53,394	\$71,245	\$72,824	\$323,100	\$72,824	\$323,100
1	8Q	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 6,988.33		\$ (66.71)	\$ (317.12)	\$ 6,604.50	\$ 712.08	\$ 950.25	\$ 553.60	\$ 4,772.40	\$ 673.75	\$ 897.95	\$ 523.10	\$ 4,509.70	\$ 523.10	\$ 4,509.70
2	8	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 16,713.80		\$ (160.45)	\$ (668.56)	\$ 15,884.79	\$ 1,699.80	\$ 2,268.12	\$ 2,195.38	\$ 10,550.50	\$ 1,615.54	\$ 2,155.65	\$ 2,086.45	\$ 10,027.15	\$ 2,086.45	\$ 10,027.15
3	7	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 93,311.61		\$ (895.80)	\$ (3,732.53)	\$ 88,683.28	\$ 9,490.55	\$ 12,663.67	\$ 12,074.59	\$ 59,082.80	\$ 9,019.73	\$ 12,035.55	\$ 11,475.70	\$ 56,152.30	\$ 11,475.70	\$ 56,152.30
4	200	Miami-Dade Tax Collector	12/08/16	NAV Taxes	\$ 327,645.93		\$ (3,145.40)	\$ (13,105.98)	\$ 311,394.55	\$ 33,287.75	\$ 44,417.35	\$ 51,591.43	\$ 198,349.40	\$ 31,636.50	\$ 42,214.25	\$ 49,032.55	\$188,511.25	\$ 49,032.55	\$ 188,511.25
5	208	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 30,613.54		\$ (293.89)	\$ (1,224.56)	\$ 29,095.09	\$ 3,116.30	\$ 4,158.22	\$ 3,293.07	\$ 20,045.95	\$ 2,961.69	\$ 3,952.00	\$ 3,129.75	\$ 19,051.65	\$ 3,129.75	\$ 19,051.65
6	1056	Miami-Dade Tax Collector	12/28/17	NAV Taxes	\$ 5,585.48		\$ (54.03)	\$ (181.84)	\$ 5,349.61	\$ 566.60	\$ 756.04	\$ 1,097.69	\$ 3,165.15	\$ 542.91	\$ 724.10	\$ 1,051.30	\$ 3,031.30	\$ 1,051.30	\$ 3,031.30
7	408Q	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 2,069.30		\$ (20.08)	\$ (62.06)	\$ 1,987.16	\$ 210.40	\$ 280.80	\$ 272.05	\$ 1,306.05	\$ 202.06	\$ 269.65	\$ 261.25	\$ 1,254.20	\$ 261.25	\$ 1,254.20
8	408	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 8,356.90		\$ (81.06)	\$ (250.70)	\$ 8,025.14	\$ 849.90	\$ 1,134.06	\$ 1,097.69	\$ 5,275.25	\$ 816.14	\$ 1,089.05	\$ 1,054.10	\$ 5,065.85	\$ 1,054.10	\$ 5,065.85
9	2	Miami-Dade Tax Collector	01/27/17	Interest		\$ 39.51			\$ 39.51	\$ 39.51				\$ 39.51				\$ -	\$ -
10	69	Miami-Dade Tax Collector	02/07/17	NAV Taxes	\$ 16,713.80		\$ (163.52)	\$ (361.98)	\$ 16,188.30	\$ 1,699.80	\$ 2,268.12	\$ 2,195.38	\$ 10,550.50	\$ 1,645.05	\$ 2,197.40	\$ 2,126.50	\$ 10,219.35	\$ 2,126.50	\$ 10,219.35
11									\$ -									\$ -	\$ -
12									\$ -									\$ -	\$ -
13									\$ -									\$ -	\$ -
14									\$ -									\$ -	\$ -
15									\$ -									\$ -	\$ -
16									\$ -									\$ -	\$ -
17									\$ -									\$ -	\$ -
18									\$ -									\$ -	\$ -
19									\$ -									\$ -	\$ -
20									\$ -									\$ -	\$ -
					\$507,998.69	\$ 39.51	\$ (4,880.94)	\$ (19,905.33)	\$ 483,251.93	\$ 51,672.69	\$ 68,896.63	\$ 74,370.88	\$ 313,098.00	\$ 49,152.88	\$ 65,535.60	\$ 70,740.70	\$297,822.75	\$ 70,740.70	\$ 297,822.75

Tax Roll = 558,697.15

2014 Debt On Roll =
348,166.50

Note: \$553,544, \$56,793, \$75,793, \$77,226 and \$343,723 are 2016/2017 budgeted assessments before discounts and fees.
\$541,255, \$53,394, \$71,245, \$74,086 and \$323,100 are 2016/2017 budgeted assessments after discounts and fees.

\$ 507,998.69	
\$ 39.51	\$ 483,251.93
\$ (51,672.69)	\$ (65,535.60)
\$ (68,896.63)	\$ (49,152.88)
\$ (313,098.00)	\$ (70,740.70)
\$ (74,370.88)	\$ (297,822.75)
\$ -	\$ -